



WINGERT REALTY & LAND SERVICES, INC.

Sales Data For Agricultural Professionals Land Sales History • 2017

Date	County	Township	Section	Sale Price	Total Acres	Price/ Total Acre	Tillable Acres	Price/ Tillable Acre	Crop Production Index	Tiling & Outlets *Approximate % System Tiled	Remarks	Purchaser	Sale Method
1/2017	Blue Earth	Beauford	10	\$52,000	13 ±	\$4,000	N/A	N/A	N/A	Woodland and CRP	Purchased to expand existing building site acreage	Investor	Private
1/2017	Nicollet	Belgrade	22, 23	\$138,000	34.50 ±	\$4,000	15.28 ±	\$6,500	91.7	Private tile outlets and random tile	Small irregularly shaped field, purchased by adjoining owner	Investor/1031	Private
1/2017	Nicollet	Belgrade	22, 23	\$1,172,000	160.79 ±	\$7,289	134.18 ±	\$8,500	91.6	Private and county ditch outlets, random tile	Quality farmland, some small irregularly shaped fields	Investor/1031	Private
1/2017	Blue Earth	Jamestown	33	\$44,000	44 ±	\$1,000	N/A	N/A	N/A	Wetlands and lakeshore	Potential future lakeshore building site	Rural Res. Purchaser	Private
1/2017	Blue Earth	Jamestown	33	\$956,000	171.79 ±	\$5,565	142.72 ±	\$6,698	83	Private and county tile outlets, random tile	Good land, three fields	Investor	Private
1/2017	Wright	Middleville	14	\$436,000	76.25 ±	\$5,718	70.69 ±	\$6,168	88	Private tile with minimal tile, outlet may need to be replaced	Good soils, needs better tile outlet	Investor	Private
1/2017	Blue Earth	McPherson	4	\$1,925,000	240 ±	\$8,021	221.9 ±	\$8,150	84.8	County ditch along east side, almost entirely system-tiled	Includes 5 acre building site, house needs total renovation or replacement, two quality machine sheds with other support buildings and grain storage	Expansion Farmer/1031	Auction
1/2017	Brown	Bashaw	34	\$580,000	93.96 ±	\$6,173	92.4 ±	\$6,277	92.9	Private tile outlet and random tile	Irregular field configuration, partially in Comfrey city limits	Investor	Private
1/2017	Faribault	Delavan	35	\$927,000	121.76 ±	\$7,613	117.32 ±	\$7,901	92.1	Private tile outlets and random tile	Quality farm with good access to tar road	Investor/1031	Private
2/2017	Mower	Sargeant	21	\$484,500	79 ±	\$6,133	74.19 ±	\$6,531	91.7	Private outlet for west 40, no outlet for east 40, no tile	Quality land, needs tile, building site to be cleared	Expansion Farmer	Auction
2/2017	Blue Earth	Garden City	8	\$397,800	76.94 ±	\$5,170	73.5 ±	\$5,412	82.4	County and private outlets, some system tiling	Level land, sandy soils	Investor	Auction
2/2017	Blue Earth	Vernon Center	16	\$1,890,060	195 ±	\$9,693	186.5 ±	\$10,134	92.5	County open ditch, minimal tile	High-quality soils, outlet and configuration	Expansion Farmer	Auction
2/2017	Brown	Sigel	23	\$1,346,400	160 ±	\$8,415	156.37 ±	\$8,610	87	County and private outlets, minimal tile	120 acres with 94 CPI, 40 acres with 67 CPI	Expansion Farmer/1031	Auction
2/2017	Brown	Sigel	24	\$358,020	71.5 ±	\$5,007	64.54 ±	\$5,547	68.5	Stream and river outlets, minimal tile	Lighter soils, irregular shape, 4.93 CRP at \$292.24 per acre	Expansion Farmer	Auction
3/2017	Sibley	Cornish	12	\$1,504,500	165.59 ±	\$9,086	164.64 ±	\$9,138	93.8	County ditch outlets, private mains and minimal laterals	High quality soils, outlets and configuration	Investor	Auction
3/2017	Blue Earth	Shelby	20	\$652,800	76.19 ±	\$8,568	75 ±	\$8,704	86.8	County tile outlet, private mains and 70% patterned tiled	Adjoining land owner, quality soils	Expansion Farmer	Auction
3/2017	Meeker	Darwin	33	\$960,000	282.94 ±	\$3,393	218.45 ±	\$4,395	69.8	Private outlets, minimal tile	Low/high quality soils, lakeshore, hunting and recreation land	Investor/1031	Private
3/2017	Faribault	Winnebago City	1	\$703,800	91.92 ±	\$7,657	88.46 ±	\$7,956	84.3	County tile outlet, 100% system-tiled	Quality soils, investor owns area land	Investor	Auction
3/2017	Blue Earth	Judson	36	\$175,963	32.95 ±	\$5,340	28.8 ±	\$6,110	70.3	Open ditch outlets, private mains and laterals	Smaller parcel, lighter soils	Investor	Private
3/2017	Blue Earth	Judson	36	\$249,037	45.76 ±	\$5,442	40.76 ±	\$6,110	70.3	Open ditch outlets, private mains and laterals	Smaller parcel, lighter soils	Investor/1031	Private
3/2017	Blue Earth	Ceresco	36	\$745,620	97.23 ±	\$7,669	85.8 ±	\$8,576	85.5	Private tile to open ditch, partially tiled	Adjoining land owner, quality soils	Expansion Farmer	Private
3/2017	Blue Earth	Ceresco	36	\$503,880	100.27 ±	\$5,023	17.9 ±/63.8 ±	\$8,576/\$5,069	86.5/83.1	22 non-tillable acres, valued at \$1,224 per acre	Adjoining land owner, irregular fields	Expansion Farmer	Private
4/2017	Blue Earth	Beauford	11	\$680,000	136.30 ±	\$4,989	98.42 ±	\$6,165	86.5	Private outlets, numerous tile systems, terraces	24.47 acres CRP valued at \$3,000 per acre	Investor/Farmer	Private
4/2017	Blue Earth	Beauford	10	\$335,000	86.77 ±	\$3,861	45.24 ±	\$6,012	83.4	Private outlets, random and system tiling	21 acres CRP valued at \$3,000 per acre	Investor/1031	Private
4/2017	Blue Earth	Medo	7	\$550,800	80 ±	\$6,885	72 ±	\$7,650	83.4	Open ditch outlets, private mains and laterals, terraces	70' filter strip along open ditch	Expansion Farmer	Auction
4/2017	Sibley	New Auburn	1	\$785,400	130 ±	\$6,042	114.91 ±	\$6,469	87.5	Private open ditch and pump station, random systems and laterals	14 acres CRP valued at \$3,000 per acre	Investor	Auction
4/2017	Freeborn	Freeborn	28	\$606,390	80 ±	\$7,580	73.95 ±	\$8,200	93.5	Big Cobb River, county ditch, private mains and numerous systems	Quality land, well-tiled, rectangle	Investor/1031	Private
4/2017	Blue Earth	Garden City	2	\$204,000	40.34 ±	\$5,057	30.4 ±	\$6,000	84.9	Private mains and random laterals	Farmland with potential for wooded lakeshore building site	Expansion Farmer	Auction
4/2017	Blue Earth	Garden City	11	\$293,760	48.2 ±	\$6,095	24.3 ±	\$6,000	79.9	Loon Lake outlet, private mains and random laterals.	Farmland with existing wooded lakeshore building site	Investor	Auction
4/2017	Blue Earth	Garden City	11	\$397,800	144.27 ±	\$2,757	85.75 ±	\$3,960	93.1	Mills Lake outlet, minimal tile	Hunting and recreation valued at \$1,000 per acre	Investor	Auction
5/2017	Watonwan	Long Lake	15	\$652,800	79.27 ±	\$8,235	76.1 ±	\$8,578	94.2	Private tile to Long Lake, random tile, quality soils	Young farmer purchasing quality farm	Expansion Farmer	Auction
5/2017	Faribault	Seely	11	\$654,840	78.32 ±	\$8,361	74.03 ±	\$8,846	92.3	County mains and branches, 85% system-tiled	High-quality, well-tiled, abandoned building site to be removed	Investor/1031	Auction
5/2017	Faribault	Brush Creek	34	\$674,220	104 ±	\$6,483	81.83 ±	\$8,100	93.4	County and private outlets, random system tiling	High-quality soils, irregular shape, 20+ acres of woodland	Investor	Auction
5/2017	Blue Earth	Beauford	10	\$500,000	94.67 ±	\$5,282	72.49 ±	\$6,898	89.4	River outlet, private mains and random laterals	8.9 acres CRP valued at \$3,000 per acre	Beginning Farmer Program	Private
5/2017	Brown	Bashaw	3	\$1,351,500	155.44 ±	\$8,695	153.73 ±	\$8,791	92.3	Good outlets to county tile, some random private tile	Investor had area operator	Investor	Auction
5/2017	Brown	Bashaw	3	\$75,000	4.82 ±	N/A	N/A	N/A	N/A	N/A	House, purchased by family members for resale	Investor	Auction
7/2017	Blue Earth	Vernon Center	23	\$765,000	79 ±	\$9,684	79.06 ±	\$9,676	95.1	County outlet, private main with random and system tiling	High-quality soils and configuration	Expansion Farmer	Auction
7/2017	Blue Earth	Garden City	31	\$1,000,000	145.54 ±	\$6,871	144.36 ±	\$6,927	73.5	Ravine outlet, private mains, heavy soils system tiled	Heavy soils well-tiled, some sandy soils	Investor/1031	Private
7/2017	Blue Earth	Vernon Center	33	\$377,400	84.65 ±	\$4,458	40.81 ±	\$9,248	90.3	Ravine outlet, private mains, random and system tiling	42.83 woods valued at \$900 per acre, quality tillable acres	Expansion Farmer/1031	Auction
7/2017	Blue Earth	Vernon Center	34	\$724,200	79.69 ±	\$9,088	76.8 ±	\$9,430	83	Ravine outlet, private mains, random and system tiling	Quality soils, good outlet and configuration	Expansion Farmer/1031	Auction
7/2017	Waseca	Otisco	7	\$102,000	38 ±	\$2,684	N/A	N/A	N/A	Hunting & Recreation	Added land to existing home site	Adjoining Land Owner	Private
7/2017	Waseca	Otisco	18	\$32,500	15 ±	\$2,167	N/A	N/A	N/A	Hunting & Recreation	Added land to existing home site	Adjoining Land Owner	Private
8/2017	Blue Earth	Danville	5	\$27,720	4.8 ±	\$5,775	1.24 ±	\$8,000	N/A	Property diked, pumped and tiled in 1980s	Purchased for restoration and mitigation banking	Investor/1031	Private
8/2017	Blue Earth	Danville	8	\$394,000	55 ±	\$7,164	45.77 ±	\$8,000	80	Property diked, pumped and tiled in 1980s	Purchased for restoration and mitigation banking	Investor/1031	Private
8/2017	Rice	Forest	27, 28	\$290,000	77 ±	\$3,766	57.26 ±	\$4,627	68.4	River outlet, private mains and random laterals, terraced	Woodland valued at \$1,500 per acre	Investor	Private
10/2017	Faribault	Prescott	25	\$285,600	80 ±	\$3,570	45.89 ±	\$6,224	95.9	County Tile outlet. Private mains and random lateral	30.60 acres CREP	Expansion Farmer	Auction
10/2017	Watonwan	Odin	8	\$688,500	73.56 ±	\$9,360	69.5 ±	\$9,906	93.7	Private mains with random laterals outleting to stream	Quality soils, investor owns area lands	Investor	Auction
10/2017	Pipestone	Altona	10	\$950,000	160 ±	\$5,938	138.23 ±	\$6,873	94.7	No tile outlet and no tile installed on farm	Quality soils, irregular shape	Expansion Farmer	Auction
10/2017	Pipestone	Fountain Prairie	10	\$450,000	80 ±	\$5,625	77 ±	\$5,844	78.3	No tile outlet and no tile installed on farm	Good farming configuration, 'B' quality soils	Expansion Farmer	Auction
10/2017	Brown	Linden	16, 21	\$438,600	60 ±	\$7,310	56.47 ±	\$7,767	89.3	County tile outlet, minimal laterals installed	Quality soils, good farming configuration	Investor	Auction
10/2017	Brown	Linden	21	\$640,000	88.17 ±	\$7,259	85.37 ±	\$7,497	93.2	County open ditch, minimal tile	Quality soils, good farming configuration	Expansion Farmer	Auction
10/2017	Brown	Linden	20	\$38,000	4 ±	\$9,500	N/A	N/A	N/A	None	Grain bin site and machine shed	Expansion Farmer	Auction



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11/2017	Faribault	Delavan	6	\$710,000	94.69 ±	\$7,498	92.67 ±	\$7,662	88.9	County tile, 50% tiled	Long-term tenant purchased farm	Beginning Farmer Program	Private
12/2017	Blue Earth	Medo	7	\$100,000	80 ±	\$1,250	N/A	N/A	76.6	WRP Hunting & Recreation property	Grass land, river and wooded hunting land	Sportsman	Private
12/2017	Blue Earth	Pleasant Mound	23	\$1,050,600	157.4 ±	\$6,674	144.17 ±	\$6,420	90	County open ditch and random tile with waterways	6.67 acre building site valued at \$125,000	Expansion Farmer	Auction
12/2017	Blue Earth	Pleasant Mound	24	\$499,800	60 ±	\$8,330	57.2 ±	\$8,738	89.5	County tile outlet, 70% system-tiled	Quality soils, good farming configuration	Expansion Farmer	Auction
1/2018	Watonwan	Rosendale	22	\$459,000	86.60 ±	\$5,300	84.2 ±	\$5,451	77.3	Private mains and laterals, partial system tiling	Some light soils, terraces & freeway access	Expansion Farmer	Auction
1/2018	Le Sueur	Kilkenny	20	\$255,000	35 ±	\$7,286	34.41 ±	\$7,411	80.6	Private outlet, minimal tile	Small farming parcel, 'B' quality soils	Expansion Farmer	Private
1/2018	Blue Earth	Sterling	14	\$418,200	74 ±	\$5,651	51.64 ±	\$7,517	70.7	Private outlets & pump station, two areas system-tiled	20 acres of woodland at \$1,500 per acre	Investor	Auction
1/2018	Blue Earth	Sterling	14, 23	\$546,720	61.5 ±	\$8,890	58.28 ±	\$9,381	88.5	Private outlet & main, random laterals	Quality soils and configuration	Expansion Farmer	Auction

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